

MEMORANDUM

Development Services

ADMINISTRATIVE MEMORANDUM NO. 17-372

DATE: November 1, 2017

TO: Planning & Zoning Board

VIA: David L. Recor, Acting Development Services Director *[Signature]*
Jennifer Gomez, Assistant Development Services Director *[Signature]*

FROM: Maggie Barszewski, Planner *MB*

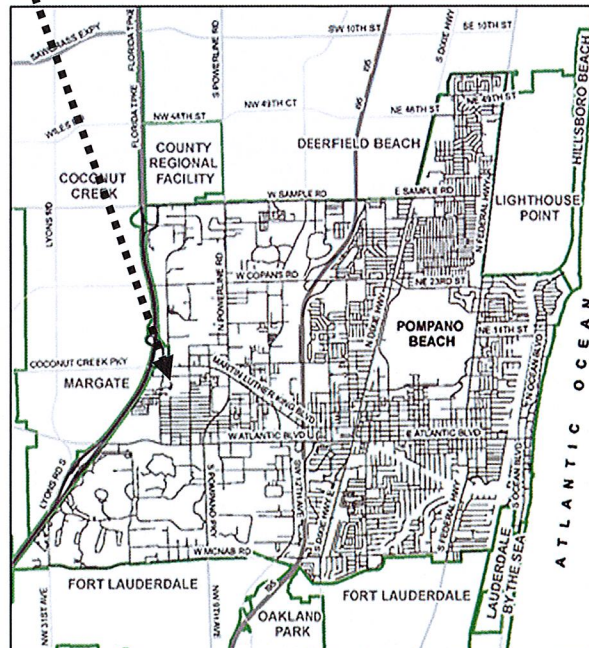
RE: Rezoning – From B-3 (General Commercial) to B-4 for property Location – Pompano Beach Business Park
November 15, 2017 Meeting

P & Z #17-13000004

The following is a brief summary of information on the subject property and surrounding properties. This approximate 4.36-acre property is located on NW 31st Avenue approximately 500 feet south of Dr. Martin Luther King Jr. Blvd. The applicant is requesting to intensify the Commercial designation from B-3 (General Commercial) to B-4 (Heavy Business) in order to develop the “Pompano Beach Business Park”. The intent of the rezoning is primarily to allow the business park to include the use of “Contractor’s Office”. The property is currently vacant and the applicant is requesting a Major Building Design approval in order to construct a 58,000 sq. ft. warehouse storage facility with ancillary office-showroom (P&Z 17-12000029). This rezoning request was reviewed by the Development Review Committee (DRC) on September 6, 2017. The applicant has offered a list of prohibited uses to be included in a voluntary declaration of restricted uses in order to limit certain types of B-4 uses that would be in conflict with the surrounding properties (*see Attachment 1*).

Subject Site: NW 31st Ave.

Folio number(s): 484233680030



LEGEND

FOR LAND USE PLAN

Symbol Classification Units/ Acre

Gross Residential Density

Residential

E Estate

L Low

LM Low- Medium

M Medium

MH Medium-High

H High

* C Commercial

CR Commercial Recreation

I Industrial

T Transportation

U Utilities

CF Community Facilities

OR Recreation & Open Space

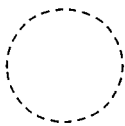
W Water

RAC Regional Activity Center

Boundaries

City of Pompano Beach

13 Number



Reflects the maximum total number of units permitted within the dashed line of Palm Aire & Cypress Bend being 9,724 and 1,998

*	Existing
>	Proposed

FOR ZONING MAP

Symbol District

RS-1 One-Family Residence

RS-2 One-Family Residence

RS-3 One-Family Residence

RS-4 One-Family Residence

RD-1 Two- Family Residence

RM-12 Multi-Family Residence

RM-20 Multi-Family Residence

RM-30 Multi-Family Residence

RM-45 Multi-Family Residence

RM-45/HR Overlay

RPUD Residential Planned Unit Dev.

AOD Atlantic Boulevard Overlay District

MH-12 Mobile Home Park

B-1 Limited Business

B-2 Neighborhood Business

B-3 General Business

B-4 Heavy Business

RO Residence Office

M-1 Marina Business

M-2 Marina Industrial

I-1 General Industrial

I-1X Special Industrial

O-IP Office Industrial Park

BP Business Parking

BSC Planned Shopping Center

PCI Planned Commercial / Industrial Overlay

PR Parks & Recreation

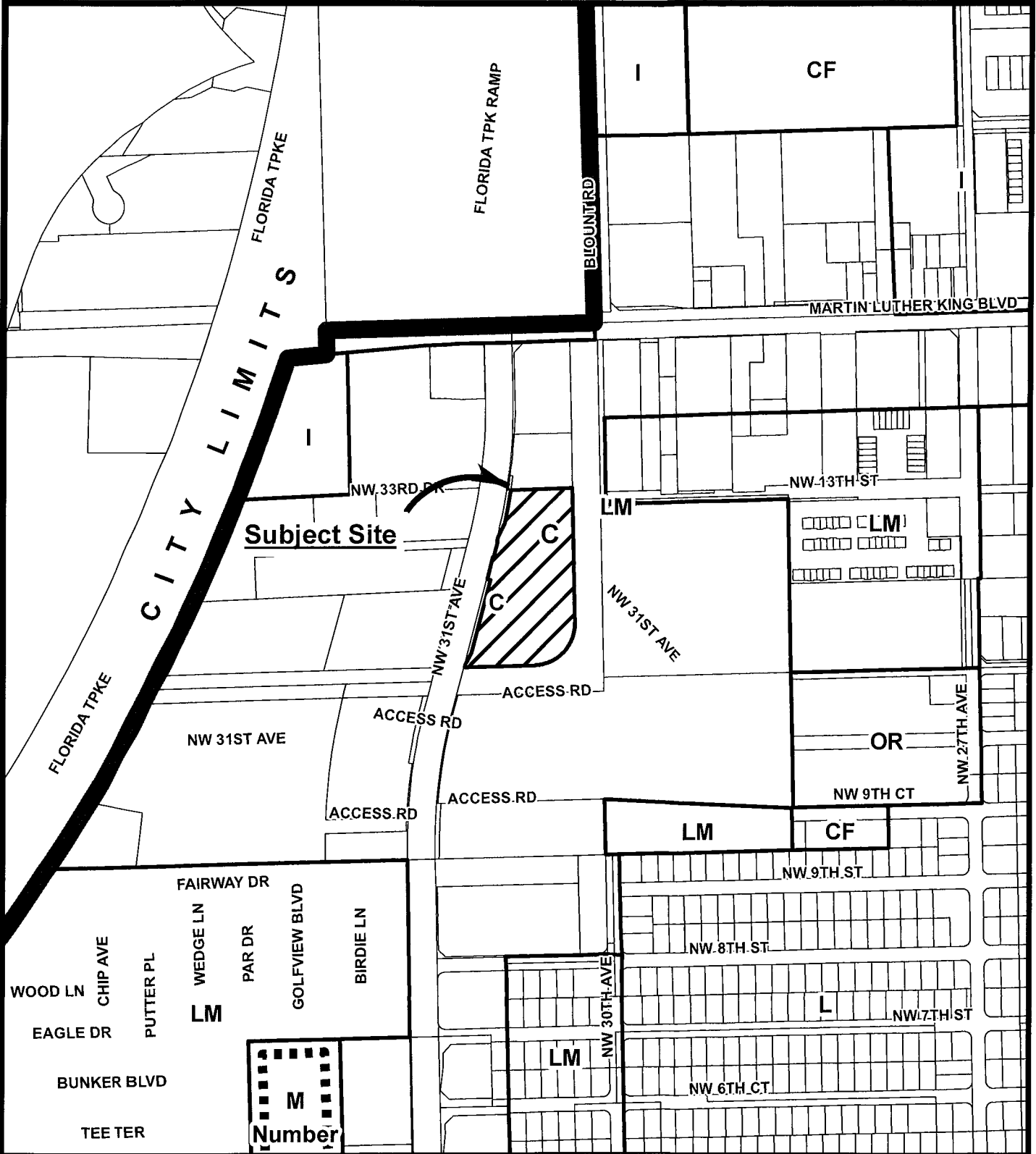
CR Commerical Recreation

CF Community Facilities

T Transportation

PU Public Utility

CITY OF POMPANO BEACH OFFICIAL LAND USE MAP

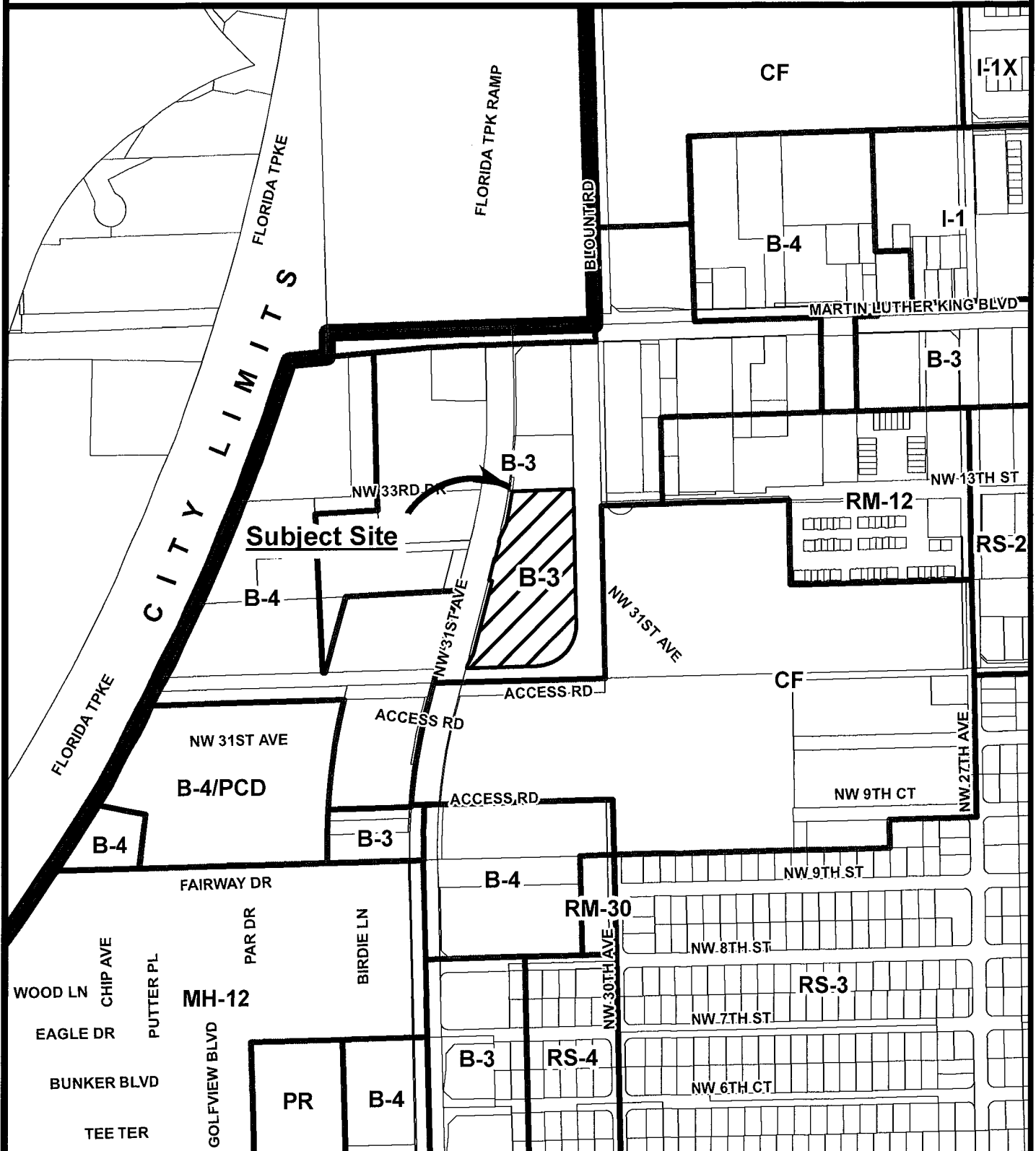


1 in = 500 ft

3

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH OFFICIAL ZONING MAP



1 in = 500 ft

4

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DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH AERIAL MAP

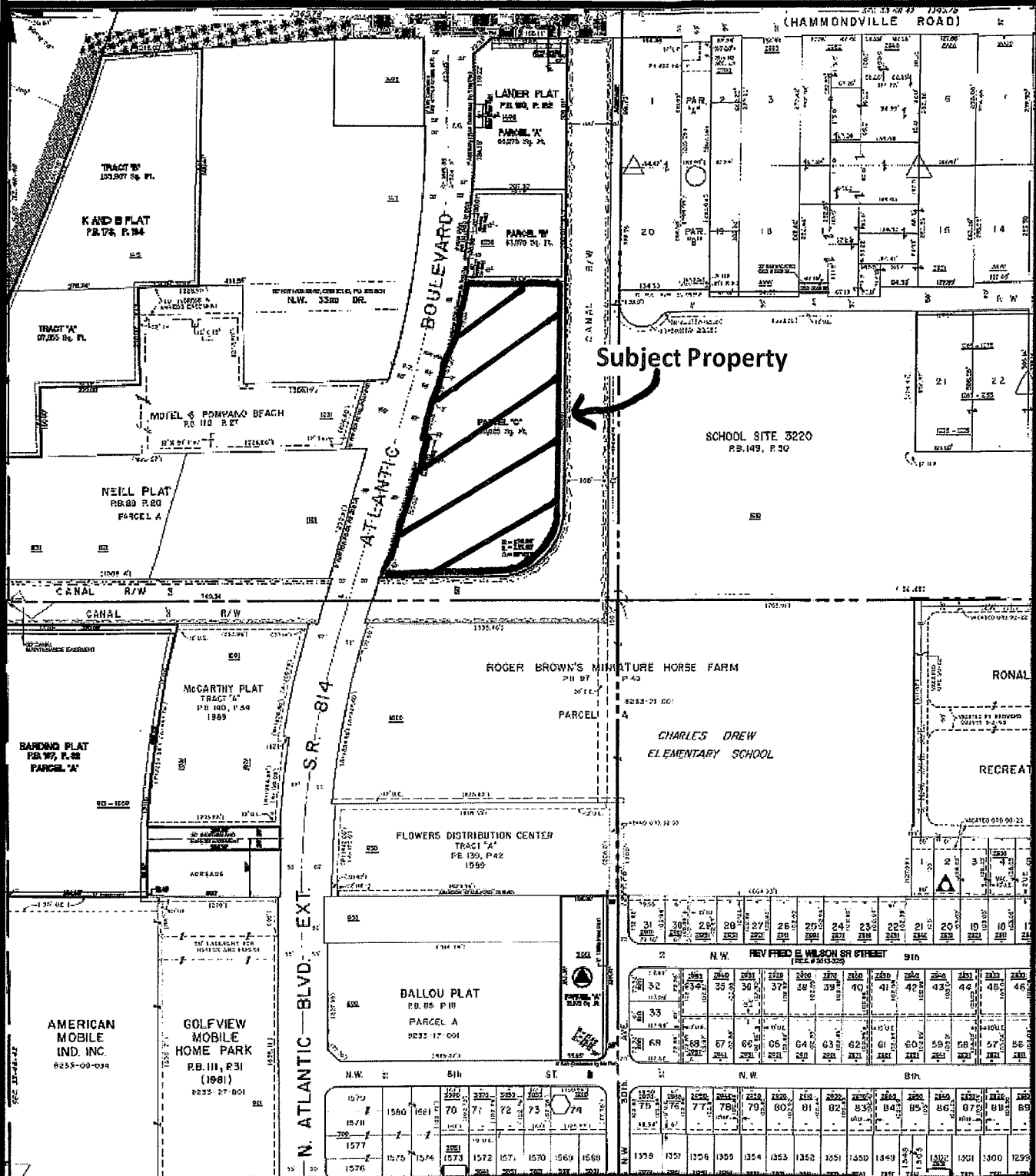


1 in = 500 ft

5

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

CITY OF POMPANO BEACH PLAT MAP



SCALE = NTS

6

PREPARED BY:
DEPARTMENT OF
DEVELOPMENT SERVICES

8/16/2017

EgMat

A. The following policies of the City's Comprehensive Plan Land Use Element have been identified as pertinent to this rezoning:

Policy 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.12 The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and
7. Proximity to mass transit.

B. Findings of Fact. Development Services Department Staff submits the following factual information which is relevant to this Rezoning Application:

1. The rezoning was reviewed by DRC on September 6, 2017.
2. The property is located on NW 31 Avenue approximately 530 feet south of Dr. Martin Luther King Blvd.
3. The overall site is 4.36 net acres and is currently vacant except for a billboard located on the property.
4. The Zoning and uses of adjacent properties are as follows:

Property	Adjacent Property	Zoning District	Existing Use
East of A1A	North	B-3 (General Business)	A vacant former-fast food structure
	South	CF (Community Facility)	Charles R. Drew Public Elementary School
	East	CF (Community Facility)	Cross Creek Public School (Special Needs K-12)
	West	B-3 & B-4 (General Business & Heavy Business)	Vacant, Motel 6, Pompano Gas Depot

5. The Land Use Designation is C (Commercial).
6. The review criteria for a Site Specific Rezoning Application is as follows:
 - ***Section 155.2404.C, Site-Specific Zoning Map Amendment Review Standards***
 1. The applicant has provided, as part of the record of the public hearing on the application, competent substantial evidence that the proposed amendment:
 - a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

C. Analysis

In the review criteria it states that the applicant must provide competent substantial evidence that the proposed amendment:

- a. Is consistent with the Future Land Use Category and any applicable goals, objectives, and policies of the comprehensive plan and all other applicable city-adopted plans.

To meet the above-listed criteria, considering the compatibility of adjacent land uses is required in Policy 01.03.11. In addressing this, the applicant provides for compatibility by offering voluntary restrictions to limit the B-4 uses that would otherwise be allowed in the existing building. For clarification in the table below, Staff has identified those uses that would be added if this rezoning were to be approved with the voluntary restrictions offered by the applicant.

Uses Allowed in B-4, not allowed in B-3 (with restrictions)	Zoning Code Section
Contractor's Office	155.4220. A.
Lawn care, pool or pest control service	155.4221. I.
Self-storage or mini-warehouse facility	155.4223. A.
Educational, scientific, or industrial research and development	155.4226. B. [<i>Special Exception Use</i>]
Audio and visual recording and production studio	155.4226. K.
Printing or other similar reproduction facility	155.4226. L.
Tool repair shop	155.4226. N.
Cabinet or furniture manufacturing and woodworking	155.4227. B.
Food and or beverage products manufacturing (without slaughterhouse)	155.4227. E. [<i>Special Exception Use</i>]
Manufacturing, assembly, or fabrication, light	155.4227. G.
Warehouse, distribution or storage	155.4228. C.
Plant nursery, wholesale	155.4230. A.
Showroom, wholesale	155.4230. B.
Other wholesale use	155.4230. C.

To further explain what uses, in fact, can be allowed on the subject property, staff has modified the Consolidated Use Table that is included in the Zoning Code as "Appendix A", which is provided as *Attachment 2* of this report. The uses that would be allowed after eliminating the voluntary deed restricted uses are listed in yellow (not struck – through) on this modified table. The voluntary restrictions are those uses that are struck through.

In light of the voluntary restrictions, staff believes that the applicant has adequately provided competent substantial evidence in addressing the Comprehensive Plan's Policy regarding incompatibility that could otherwise have resulted from an approval of this B-4 rezoning request.

Staff is of the opinion that there is a reasonable basis to support this request for rezoning because there is B-4 zoning located to the west of the subject property; and the rezoning would be compatible with the surrounding uses. Furthermore, the degree of intensity that arguably is increased from the rezoning of this property from B-3 to B-4 is mitigated with the applicant volunteering to record a Declaration of Restrictive Covenant restricting the more intense uses that are allowed in B-4, which will prevent those uses to apply to this property. This will provide the required compatibility with the surrounding uses, thereby employing the principals of the Comprehensive Plan and meeting those requirements.

D. P&Z Review & Recommendation

Given the information provided to the Board, as the finder of fact, staff provides the following recommendation and alternative motions, which may be revised or modified at the Board's discretion.

Alternative Motion I

Recommend approval of the rezoning request as the board finds the rezoning application is consistent with the aforementioned pertinent Future Land Use policies.

Alternative Motion II

Table this application for additional information as requested by the Board.

Alternative Motion III

Recommend denial as the Board finds that the request is not consistent with the following pertinent Future Land Use policies.

Policy 01.03.11 Consider the compatibility of adjacent land uses in all Land Use Plan amendments and rezonings.

Policy 01.03.12 The following criteria may be used in evaluating rezoning requests:

1. Density;
2. Design;
3. Distance to similar development;
4. Existing adjoining uses;
5. Proposed adjoining uses;
6. Readiness for redevelopment of surrounding uses; and.
7. Proximity to mass transit.

STAFF RECOMMENDS ALTERNATIVE MOTION I

Attachment 1

List of Voluntary Prohibited Uses

Amusement arcade
Auto repair & maintenance facility
House of Worship
Thrift stores
Pawn Brokers
Laundry, dry cleaning, carpet cleaning or dyeing facility
Used automobile & light truck sales with indoor display only
Used automobile & light truck sales with outdoor display
Automobile painting or body shop
Automobile wrecker service
Fire training facility
Animal shelter or kennel
Outdoor boat or marine repair and servicing
Outdoor boat towing service
Golf driving range
Miniature golf course
Sport shooting and training range
Taxi or limousine service facility
Crematory
Flea market
Fuel oil or bottled gas distribution
Outdoor storage (principal or accessory)
Specialty medical facility
Urgent care facility 24 hours
Specialty hospital
General hospital
Medical or dental lab
Civic center
Arena, stadium, or amphitheater
Automotive parts sales with installation
Muffler/transmission sales and installation
Tire sales and mounting
Heavy truck/recreation vehicle/trailer rental

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Auto repair & maintenance facility
House of Worship
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Automobile painting or body shop
Automobile wrecker service
Fire training facility
Animal shelter or kennel
Outdoor boat or marine repair and servicing
Outdoor boat towing service
Golf driving range
Miniature golf course
Sport shooting and training range
Taxi or limousine service facility
Crematory
Flea market
Fuel oil or bottled gas distribution
Outdoor storage
Specialty medical facility
Urgent care facility 24 hours
Specialty hospital
General hospital
Medical or dental lab
Civic center
Arena, stadium, or amphitheater
Automotive parts sales with installation
Muffler/transmission sales and installation
Tire sales and mounting
Heavy truck/recreation vehicle/trailer rental

Print

Pompano Beach, Florida Zoning Code

APPENDIX A: CONSOLIDATED USE TABLE

Note: Appendix A may be viewed in a printer-friendly, PDF document. Please click APPENDIX A.

APPENDIX A: CONSOLIDATED USE TABLE

P = PERMITTED PRINCIPAL USE S = USE ALLOWED AS A SPECIAL EXCEPTION A = PERMITTED ACCESSORY USE

T = TEMPORARY USE ALLOWED WITH A MAJOR TEMPORARY USE PERMIT C = TEMPORARY USE ALLOWED WITH A MINOR TEMPORARY USE PERMIT

✓ = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT BLANK CELL = PROHIBITED USE

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS							
		RS-1	RS-2	RS-3	RS-4	RS-1	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF	PJ	T		BP	RPUD	POD	PD-TO	LAC	PD-1	
PRINCIPAL USES																																				
RESIDENTIAL USES																																				
Household Living Uses	Dwelling, live/work											S	S		P	P	P	P							P						P	P	P	P	P	155.4202.A
	Dwelling, mobile home													P																						155.4202.B
	Dwelling, multifamily							P	P	P	P	P	P		P	P	P							P						P	P	P	P	P	155.4202.C	
	Dwelling, single-family	P	P	P	P	P	P	P	P	P	P	P											P							P	P	P	P	P	155.4202.D	
	Dwelling, single-family (zero lot line)				S		P	P	P	P	P	P											P							P	P	P	P		155.4202.E	
	Dwelling, two-family						P	P	P	P	P	P											P							P	P	P	P	P	155.4202.F	
	Dwelling, mixed-use											S	S		P	P	P	P												P	P	P	P	P	155.4202.G	
	Community Residential Home with Six or Fewer Residents	P	P	P	P	P	P	P	P	P	P	P											P							P		P	P	P	155.4202.H	
	Mobile home park												P																						155.4202.I	
Group Living Uses	Assisted living facility										P	P			P								P	P							P	P		155.4203.A		
	Community residential home with seven to 14 residents						P	P	P	P	P	P		P	P	P						P	P						P	P	P	P	P	155.4203.B		
	Continuing care retirement community							P	P	P	P				P								P	P						P	P	P		155.4203.C		
	Rooming or boarding house									S	S	S			P								P							P	P	P	P	155.4203.D		

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V = TEMPORARY USE ALLOWED WITHOUT TEMPORARY USE PERMIT I = INTERIM USE ALLOWED WITH AN INTERIM USE PERMIT BLANK CELL = PROHIBITED USE

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARD									
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	RM-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2X	OIP	M-2	TO	PR	CF	PU	T	BP		RPUD	PCD	PD-TO	LAC	PD-I				
PRINCIPAL USES																																						
INSTITUTIONAL USES																																						
Communication Uses	Newspaper or magazine publishing													P	P	P			P	P	P			P		P					P	P	P	P	155.4204.A			
	Radio or television station														S	P			P	P	P			P		S					P	P	P	P	155.4204.B			
	Telecommunications facility, collocated on existing structure other than telecommunications tower									P	P	P			P	P				P	P			P	P	P	P	S		P	P	P	P	P	155.4204.C 155.4204.D			
	Telecommunications facility, collocated on existing telecommunications tower																			P	P			P		P	P				P	P	P	P	155.4204.C 155.4204.E			
	Telecommunications facility, on a new freestanding tower															S	S			P	P			S		P	P	S			P	P	P	P	155.4204.C 155.4204.F			
Community Service Uses	Community center						S	S	S	S	S			P	P		S						P		P					P	P	P	P	P	155.4205.A			
	Library							S	S	S	S			P	P								P		P					P	P	P	P	P	155.4205.B			
	Museum							S	S	S	S			P	P				P	P	P		P							P	P	P	P	P	155.4205.C			
	Senior center							S	S	S	S			P	P		S	S	S				P		P					P	P	P	P	P	155.4205.D			
	Youth center							S	S	S	S			P	P		S	S	S				P		P					P	P	P	P	P	155.4205.E			

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		APPENDIX A: CONSOLIDATED USE TABLE																								USE-SPECIFIC STANDARDS								
		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS								
		RS-1	RS-2	RS-3	RS-4	RS-L	RM-7	RM-12	RM-20	RM-30	RM-45	MM-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2X	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TD	LAC	PD-I	
PRINCIPAL USES																																		
INSTITUTIONAL USES																																		
Day Care Uses	Adult day care center							S	S	S	S		P	P	P	P			S		P		P	P	P			P	P	P	P	P	155.4206.A	
	Child care facility							S	S	S	S		P	P	P	P			S		P		P	P	P			P	P	P	P	P	155.4206.B	
Education Uses	College or university														P	P							P	P					P	P	P		155.4207.A	
	School, elementary						S	S	S	S	S				P	P							P	P					P	P	P	P	155.4207.B	
	School, high														P	P							P	P					P	P	P	P	155.4207.C	
	School, middle														P	P							P	P					P	P	P	P	155.4207.D	
	Specialty arts school												P	P	P	P			P	P	P	P	P	P					P	P	P	P	155.4207.F	
	Vocational or trade school														P	P				P	P	P	P	P	P				P	P	P	P	155.4207.E	
Government Uses	Correctional facility																								S								155.4208.A	
	Courthouse facility														P	P					P		P	P					P	P	P	P	155.4208.B	
	Fire or EMS station						S	S	S	S	S		P	P	P	P			P	P	P	P	P	P	P			P	P	P	P	P	155.4208.C	
	Fire training facility															P				P	P	P			P	P							155.4208.D	
	Government administrative offices												P	P	P	P							P	P					P	P	P	P	155.4208.E	

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		R-1	R-2	R-3	R-4	R-5	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MM-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	IO	OIP	M-2	TO	PR	CF	PJ	T		BP	RPUD	POD	PD-TO	LAC
PRINCIPAL USES																																			
INSTITUTIONAL USES																																			
Government Uses	Government maintenance, storage, or distribution facility																				P	P	P	P				P			P	P	P	P	155.4208.F
	Police station	S	S	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P	P	P	P	P	155.4208.G
	Post office								S	S	S	S		P	P	P	P								P			P			P	P	P	P	155.4208.H
Health Care Uses	Medical office													P	P	P	P			P	P		P	P						P	P	P	P	155.4209.A	
	Specialty medical facility															S	P			P	P						P			P	P	P	P	155.4209.B	
	Urgent care facility 24 hours															S	P			P	P						P			P	P	P	P	155.4209.C	
	Specialty hospital															S	P			P	P						P			P	P		P	155.4209.D	
	General hospital															S	P			P	P						P			P	P		P	155.4209.E	
	Medical or dental lab															S	P			P	P						P				P	P		P	155.4209.F
	Nursing home facility								P	P	P	P			P										P	P					P	P	P	P	155.4209.G

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		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-12	RM-20	RM-30	RM-45	RM-H12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF	PU	T	BP	RAD		PCD	PD-TO	LAC	PDH		
PRINCIPAL USES																																				
INSTITUTIONAL USES																																				
Open Space Uses	Arboretum or botanical garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P	P	P		P	P	P	P	P	155.4210.A	
	Cemetery or mausoleum																							S	P	P	P	P		P	P	P	P	P	155.4210.B	
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P	P		P	P	P	P	P	155.4210.C	
	Park or plaza	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	155.4210.D	
Other Institutional Uses	Civic center															S	P		P				S								P	P	P		155.4211.A	
	Halfway house or Shelter																								S						P	P	P	P		155.4211.B
	Lodge or club															P	P					S	P								P	P	P		155.4211.C	
	Place of Worship	S	S	S	S		S	S	S	S	S	S	S	S	P	P								P	P	P					P	P	P	P		155.4211.D
Transportation Uses	Aircraft or aviation equipment sales or rental																				P	P									P				155.4212.A	
	Aviation related uses																											P						155.4212.B		

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		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-1X	OIP	M-2	TO	PR	CF	PU		T	BP	RPUD	PCD	PD-TO	LAC	PD-I
PRINCIPAL USES																																			
INSTITUTIONAL USES																																			
Transportation Uses	Helicopter landing facility																										P	P			P				155.4212.F
	Transportation passenger station/terminal															P	P	P		P	P	P	P	P	P	P	P	P			P	P	P	P	155.4212.G
Utility Uses	Solar energy collection system (as a principal use)															S	S			P	P			S		P	P	P			P	P	P		155.4213.A
	Utility use, major																			P	P			S		P	P	P			P	P	P		155.4213.B
	Utility use, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	155.4213.C
COMMERCIAL USES																																			
Animal Care Uses	Animal grooming													P	P	P	P							P						P	P	P	P	P	155.4214.A
	Animal shelter or kennel																P			P	P					P					P				155.4214.B
	Pet hotel															P	P																		155.4214.C
	Pet shop															P	P														P	P			155.4214.E
	Veterinary hospital or clinic															P	P						P		P		P				P	P	P	P	155.4214.D

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS						
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	LIX	OIP	M-2	TO	PR	CF	PU	T	BP		RPUD	PDD	PD-TO	LAC	PD-1	
PRINCIPAL USES																																				
COMMERCIAL USES																																				
Boat and Marine Sales and Service Uses	Boat dry storage facility																	P						P									P	P	P	155.4215.B
	Boat or marine parts sales without installation																P	P	P					P	P								P	P	P	155.4215.C
	Boat or marine parts sales with installation																P	P	P					P	P								P	P	P	155.4215.D
	Boat or marine repair and servicing																P	P		P												P	P		155.4215.E	
	Boat sales or rental																P	P	P	P			P									P	P	P	155.4215.F	
	Boat towing service																	P	P	P				P			P					P	P	P	P	155.4215.G
	Docking facility, barge																		P					P												155.4215.H
	Docking facility, commercial fishing boat																		P					P										P		155.4215.I
	Docking facility, recreational boat																	P	P	P	P			P			P					P	P	P	P	155.4215.J
	Marina																	P	P	P				P									P	P	P	P
Yacht club																	P	P	P	P			P	P								P	P	P	P	155.4215.L

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Use Category (Principal Uses) and/or Use Type	Residential Districts										Commercial Districts					Industrial Districts				Special Districts					Planned Development Districts		Use-Specific Standards							
	RS-1	RS-2	RS-3	RS-4	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	RM-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF	PU	T		BP	RPUD	PD-TO	LAC	PD-1		
Principal Uses																																		
Commercial Uses																																		
Business Support Service Uses	Business service center												P	P	P	P			P	P	P	P							P	P	P	P	155.4216.A	
	Conference or training center														P	P			P	P	P	P								P	P	P	P	155.4216.B
	Day labor service														P	P			P	P	P	P								P	P	P	P	155.4216.C
	Employment agency														P	P	P			P	P	P	P							P	P	P	P	155.4216.D
	Parcel services												P	P	P	P	P			P	P	P	P	P						P	P	P	P	155.4216.E
	Telephone call center														P	P				P	P	P								P		P		155.4216.F
	Travel agency												P	P	P	P	P			P		P		P	P					P	P	P	P	155.4216.G
Commercial or Membership Recreation/Entertainment Uses	Amusement arcade															P		P					P	P						P	P	P	P	155.4217.A
	Arena, stadium, or amphitheater														S	P		S					S	S	P					P	P	P		155.4217.B
	Auditorium or theater											P	P	P	P								P	P						P	P	P	P	155.4217.C
	Bowling alley or skating rink												P	P	P	P		P					P	P	P					P	P	P	P	155.4217.D
	Gaming establishment																	S												P	P	P		155.4217.E
	Golf course	S	S	S	S	S	S	S	S	S	S	S						P						P	P	P		P	P					155.4217.F

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS										COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS		USE-SPECIFIC STANDARDS								
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	RM-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF	PU		T	BP	RPUD	PD-TO	LAC	PD-1		
PRINCIPAL USES																																			
COMMERCIAL USES																																			
Commercial or Membership Recreation/Entertainment Uses	Golf driving range																P		P						P	P	P			P	P			155.4217.G	
	Miniature golf course																P		P											P	P	P	P	155.4217.H	
	Motion picture theater														P	P	P		P					P						P	P	P	P	155.4217.I	
	Racing facility, dog or horse																		S											P				155.4217.J	
	Racquet sports facility														P	P	P		P					P	P	P				P	P	P	P	155.4217.K	
	Sport shooting and training range																S			P	P					P					P	P	P	P	155.4217.L
	Other indoor commercial or membership recreation/entertainment use														P	P	P	P		P	P	P			P	P	P				P	P	P	P	155.4217.M
	Other outdoor commercial or membership recreation/entertainment use															S	S		P	S	S	P			P	P	P				P	P	P	P	155.4217.N

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS					
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MF-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2X	OP	M-2	TO	PR	CF	PU	T	BP		RPUD	PCD	PD-TO	LAC	PD-I
PRINCIPAL USES																																			
COMMERCIAL USES																																			
Eating and Drinking Establishments	Bar or lounge													S	P	P	P			P	P	P		P						P	P	P	P	P	155.4218.A
	Brewpub													S	P	P	P					P		P						P	P	P	P	P	155.4218.B
	Hall for Hire													P	P	P	P		P	P	P	P		P	P	P		P	P	P	P	P	P	155.4218.C	
	Nightclub														P	P	P							P						P	P	P	P	P	155.4218.D
	Restaurant													P	P	P	P	S	S	P	P	P	S	P						P	P	P	P	P	155.4218.E
	Specialty eating or drinking establishment													P	P	P	P		P	P	P	P		P	P	P		P		P	P	P	P	P	155.4218.F
Motor Vehicle Sales and Service Uses	Automotive painting or body shop																P			P	P									P					155.4219.B
	Automotive parts sales without installation														P	P				P				P						P	P	P	P		155.4219.C
	Automotive parts sales with installation														S	P				P	P									P					155.4219.D
	Automotive repair and maintenance facility														S	P				P	P									P					155.4219.E
	Automotive wrecker service															P				P	P									P					155.4219.F

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS				
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MF-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2X	OP	M-2	TO	PR	CF	PU	T	BP	RPUD		PCD	PD-TO	LAC	PD-I
PRINCIPAL USES																																			
COMMERCIAL USES																																			
Motor Vehicle Sales and Service Uses	Battery exchange station														S	P				P	P										P				155.4219.G
	Car wash or auto detailing														S	S															P				155.4219.H
	Gasoline filling station														P	P	P				P	P	P								P		P		155.4219.I
	New Automobile and Light Truck sales														P	P					P	P									P				155.4219.J
	Used Automobile and Light Truck sales with indoor display only																P				P	P									P				155.4219.K
	Used Automobile and Light Truck sales with outdoor display																S				S	P									S				155.4219.L
	Automobile and Light Truck rental														P	P					P	P									P				155.4219.M
	Muffler/transmission sales and installation														S	P					P	P										P			
Park deck or garage (as principal use)														P	P					P	P	P		P		P				P	P	P	P		155.4219.O

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BLANK CELL = PROHIBITED USE

USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS					INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS		USE-SPECIFIC STANDARDS								
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	RM-112	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF	PU	T	BP		RPUD	PCD	PD-TO	LAC	PD-1			
PRINCIPAL USES																																					
COMMERCIAL USES																																					
Motor Vehicle Sales and Service Uses	Parking lot (as principal use)															P	P				P	P	P		P	P			P	P	P	P	P	155.4219.P			
	Taxi or limousine service facility																P				P	P									P				155.4219.Q		
	Tire sales and mounting															S	P				P	P									P				155.4219.R		
	Heavy Truck/recreational vehicle/trailer repair and servicing																				P	P									P				155.4219.S		
	Heavy Truck/recreational vehicle/trailer sales																				P	P									P				155.4219.T		
	Heavy Truck/recreational vehicle/trailer rental															S	P				P	P									P				155.4219.U		
Office Uses	Contractor's office																P	P			P	P	P								P	P	P	P	155.4220.A		
	Professional Office							S	S	S	S		P	P	P	P	P			P	P	P									P	P	P	P	155.4220.B		
Retail Sales and Service Uses - Personal Services	Art, music, dance studio												P	P	P	P		P						P						P	P	P	P	P	155.4221.A		

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS						
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	RM-112	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF	PU	T	BP		RPUD	PCD	PD-TO	LAC	PD-1	
PRINCIPAL USES																																				
COMMERCIAL USES																																				
Retail Sales and Service Uses - Personal Services	Bank or financial institution								S	S	S		P	P	P	P								P				P		P	P	P	P	P	P	155.4221.C
	Check cashing or payday loan store													S	S	P	P														P		P		155.4221.M	
	Crematory																P			P												P			155.4221.D	
	Dry cleaning or laundry drop-off establishment													P	P	P	P	P						P						P	P	P	P	P	155.4221.E	
	Fortune-telling establishment															P	P				P			P								P	P	P	155.4221.F	
	Funeral home or mortuary															P	P							P								P	P	P	P	155.4221.G
	Laundromat																P	P	P					P							P	P	P	P	P	155.4221.H
	Lawn care, pool, or pest control service																	P			P	P		S								P	P	P	P	155.4221.I
	Personal and household goods repair establishment														P	P	P	P							P							P	P	P	P	155.4221.J
	Personal services establishment														P	P	P	P							P					P		P	P	P	P	155.4221.K
Tattoo or body piercing establishment																P	P							P								P	P	P	P	155.4221.L

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS								
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MM-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2X	OIP	M-2	TO	PR	CF	PJ	T		BP	RPUD	PCD	PD-TD	LAC	PDJ		
PRINCIPAL USES																																				
COMMERCIAL USES																																				
Retail Sales and Service Uses - Retail Sales	Antique store													P	P	P	P							P								P	P	P	P	155.4222.A
	Art gallery													P	P	P	P							P						P	P	P	P	P	155.4222.B	
	Auction house															P	P							P							P	P	P	P	P	155.4222.C
	Book or media shop													P	P	P	P							P							P	P	P	P	P	155.4222.D
	Consignment boutique															P	P							P							P	P	P	P	P	155.4222.E
	Grocery or convenience store													P	P	P	P	P						P							P	P	P	P	P	155.4222.F
	Drug store or pharmacy													P	P	P	P							P							P	P	P	P	P	155.4222.G
	Farmers' market																							S		P					P	P	P	P	P	155.4222.H
	Flea market																	S						S		P					P	P	P	P	P	155.4222.I
	Home and building supply center													P	P	P	P														P					155.4222.J
	Local liquor or package store													S	S	S	S							P							P	P	P	P	P	155.4222.K
	Regional liquor or package store													S	S	P	P							P							P	P	P	P	P	155.4222.L
Beer or wine store													S	S	P	P							P							P	P	P	P	P	155.4222.M	

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS								
	RS-1	RS-2	RS-3	RS-4	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	RM-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-1X	OIP	M-2	TO	PR	CF	FU	T	BP	RPUD		POD	PD-TO	LAC	PD-1				
PRINCIPAL USES																																					
COMMERCIAL USES																																					
Retail Sales and Service Uses - Retail Sales	Pawnshop																P							P								P	P	P	P	155.4222.N	
	Thrift shop																S	P						P								P	P	P	P	155.4222.O	
	Retail sales establishment, large																P	P														P				155.4222.P	
	Indoor mall or marketplace																P	P														P		P	P	155.4222.Q	
	Other retail sales establishment												P	P	P	P								P								P	P	P	P	155.4222.R	
Self-Service Storage Uses	Self-storage or mini-warehouse facility																P			P	P	P									P				155.4223.A		
Sexually Oriented Businesses	Sexually oriented businesses																				P														155.4224.A		
Visitor Accommodation Uses	Condo hotel								S	S	S			P	P	P							P								P	P	P	P	155.4225.A		
	Bed and breakfast inn	S	S	S	S	S	S	S	S	S	S	P	P	P	P	S							P							P	P	P	P	155.4225.B			
	Hotel or motel								S	S	S			S	P	P	S	P					P								P	P	P	P	155.4225.C		

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Use Category (Principal Uses) and/or Use Type	Residential Districts												Commercial Districts					Industrial Districts				Special Districts					Planned Development Districts		Use-Specific Standards								
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	RM-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF	PU	T	BP		RPUD	PCD	PD-TO	LAC	PD-I			
Principal Uses																																					
Industrial Uses																																					
Industrial Services Uses	Building, heating, plumbing, or electrical contractor's storage yard																				P	P									P		P	155.4226.A			
	Educational, scientific, or industrial research and development															S					P	P	P							P	P	P	155.4226.B				
	Electric motor repair																				P	P							P		P		155.4226.C				
	Fuel oil or bottled gas distribution															S	S				P	P	P	S				S		P			155.4226.D				
	Fuel oil storage																				P	P						S		P			155.4226.E				
	General industrial services																				P	P						P		P			155.4226.F				
	Heavy equipment establishments																				P	P								P			155.4226.G				
	Laundry, drycleaning, carpet cleaning, or dyeing facility															P					P	P								P			155.4226.H				

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS					PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS					
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	RM-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF	PU	T		BP	RPUD	POD	PD-TO	LAC
PRINCIPAL USES																																		
INDUSTRIAL USES																																		
Industrial Services Uses	Machine shop																			P	P	P									P		P	155.4226.I
	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting																			P	P									P			155.4226.J	
	Audio and visual recording and production studio																P			P	P	P				S				P			155.4226.K	
	Printing or other similar reproduction facility																P			P	P	P								P			155.4226.L	
	Repair of scientific or professional instruments															P	P				P	P	P							P		P	155.4226.M	
	Tool repair shop																	P			P	P	P								P		P	155.4226.N
Manufacturing and Production Uses	Boat manufacturing																				P	P	P	P						P			155.4227.A	
	Cabinet or furniture manufacturing and woodworking																P			P	P	P								P			155.4227.B	

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
		RS-1	RS-2	RS-3	RS-4	RS-5	RD-1	RD-2	RD-3	RD-4	RD-5	RM-1	RM-2	RM-3	RM-4	RM-5	RM-6	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	I-3	I-4	L-1	L-2		L-3	L-4	TO	PR	CF	PU	T	BP	RPUD	PCD	PD-TQ	LAC	PD-I																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													

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Use Category (Principal Uses) and/or Use Type	Residential Districts												Commercial Districts				Industrial Districts				Special Districts				Planned Development Districts		Use-Specific Standards										
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	LDC	OIP	M-2	TO	PR	CF	PJ		T	BP	RD	PCD	PD-TO	LAC	PD-1			
Principal Uses																																					
Industrial Uses																																					
Warehouse and Freight Movement Uses	Warehouse, distribution or storage																	P			P	P	P									P		P	155.4228.C		
	Junkyard or salvage facility																			S	S										P			155.4228.D			
Waste-Related Uses	Construction and demolition debris disposal facility																			S	S					S	S				P			155.4229.D & E			
	Land clearing debris disposal facility																			S	S					S	S			P			155.4229.D & E				
	Materials recovery facility																			S	S					S	S			P			155.4229.D & E				
	Solid waste transfer station																			S	S					S	S			P			155.4229.D & E				
	Tire disposal or recycling facility																				S	S					S	S			P			155.4229.D & E			

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE		RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS					
		RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MH-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-1X	OIP	M-2	TO	PR	CF	PU	T	BP		RPUD	PCD	PD-TO	LAC	PDJ
PRINCIPAL USES																																			
INDUSTRIAL USES																																			
Waste-Related Uses	Waste composting facility																			S	S					S	S				P				155.4229.D & E
	Waste-to-energy plant																			S	S					S	S				P				155.4229.D & E
Wholesale Uses	Plant nursery, wholesale																P			P	P	P				P				P			P	155.4230.A	
	Showroom, wholesale																P			P	P	P				P				P	P	P	P	155.4230.B	
	Other wholesale use																P			P	P	P				P				P	P	P	P	155.4230.C	
ACCESSORY USES AND STRUCTURES																																			
Accessory dwelling unit		A	A	A	A	A	A	A	A	A	A													A						A	A	A	A	155.4303.A	
Amateur ham radio antenna		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.B	
Automated teller machine (ATM)									A	A	A	A		A	A	A	A	A	A	A	A	A	A	A		A		A		A	A	A	A	155.4303.C	
Bike rack		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.D	
Canopy, vehicular use														A	A	A	A	A	A	A	A	A	A	A		A				A	A	A	A	155.4303.E	
Clothesline (as accessory residential uses)		A	A	A	A	A	A	A	A	A	A	A																		A	A	A	A	155.4303.F	
Clubhouse		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A							A						A	A	A	A	155.4303.G	

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS			SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS			USE-SPECIFIC STANDARDS						
	RS-1	RS-2	RS-3	RS-4	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	ME-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-1X	OIP	M-2	TO	PR	CF	PU	T		BP	RPUD	PCD	PD-TO	LAC	PD-1
ACCESSORY USES AND STRUCTURES																																	
Dock	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.H
Drive-through service														A	A				A	A	A								A		A	155.4303.I	
Drop-in child care												A	A	A	A					A		A							A	A	A	155.4303.J	
Electric vehicle (EV) level 1 or 2 charging station	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.K
Electric vehicle (EV) level 3 charging station						A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.L
Family child care home	A	A	A	A	A	A	A	A	A	A											A							A	A	A	A	A	155.4303.M
Family child care home, large	A	A	A	A	A	A	A	A	A	A											A							A	A	A	A	A	155.4303.N
Fence or wall	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.O
Garage or carport	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.P
Greenhouse	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.Q
Green roof	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.R
Home based business	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A					A							A	A	A	A	A	155.4303.S
Limited fuel/bottled gas distribution												A	A	A						A		A						A	A	A	A	A	155.4303.T
Outdoor display of merchandise												A	A	A	A						A								A	A	A	A	155.4303.U

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS								
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	RM-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-LX	OIP	M-2	TO	PR	CE	PJ	T	BP		RPUD	PCD	PD-TO	LAC	PD-1			
ACCESSORY USES AND STRUCTURES																																					
Outdoor seating, including sidewalk cafes (as accessory to eating and drinking establishments)													A	A	A	A	S	S	A		A									A	A	A	A	A	155.4303.V		
Outdoor storage (as an accessory use)																S	A			A	A										A			A	155.4303.W		
Parking or storage of motor vehicles, recreational vehicles, boats, airboats, or trailers in residential districts	A	A	A	A	A	A	A	A	A	A	A	A																		A		A	A	A	155.4303.X		
Parking or storage of commercial vehicles in residential districts	A	A	A	A	A	A	A	A	A	A	A	A																		A		A	A	A	155.4303.Y		
Rainwater cistern or barrel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.Z		
Recycling drop-off stations																A	A	A			A	A	A				A	A	A			A	A	A	A	155.4303.AA	
Retail clinic													A	A	A	A				A										A	A	A	A	A	155.4303.UU		
Retail sales (as accessory uses)																				A	A	A				A	A					A		A	155.4303.BB		
Satellite dish	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.CC		
Small wind energy system							A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	155.4303.DD		
Solar energy collection system	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.EE		

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USE CATEGORY (PRINCIPAL USES) AND/OR USE TYPE	RESIDENTIAL DISTRICTS												COMMERCIAL DISTRICTS				INDUSTRIAL DISTRICTS				SPECIAL DISTRICTS				PLANNED DEVELOPMENT DISTRICTS				USE-SPECIFIC STANDARDS					
	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	RM-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-LX	OIP	M-2	TO	PR	CF	PJ	T	BP		RPUD	PCD	PD-TO	LAC	PD-1
ACCESSORY USES AND STRUCTURES																																		
Storage shed	A	A	A	A	A	A	A	A	A	A	A	A				A	A	A						A	A	A	A	A	A	A	A	A	A	155.4303.FF
Swimming pool or spa or hot tub	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A			A	A	A	A	A		A	A	A	A	155.4303.GG
Television or radio antenna	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.HH
Dormitory (As accessory to education use)														S	S								S	S		S	S		S	S	S	S	S	155.4303.II
Mechanical Equipment and similar features	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.JJ
Uncovered porches, decks, patios, terraces, or walkways	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.KK
Flagpoles	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.LL
Lighting fixtures, projecting or freestanding	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	155.4303.MM
Gazebo	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A	A	A	A	A	A	A	A	155.4303.NN
Screened Enclosures with Screened Roof	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A					A	A	A	A			A	A	A	A	A	155.4303.OO
Eating and drinking establishments (as an accessory use)									S	S	S			S	A	A	S	A	A		A			A	A					A	A	A	A	155.4303.PP
Bandshell or outdoor stage																		A						A	A	A				A	A	A		155.4303.QQ
Limited mental health treatment facility																			A		A													155.4303.RR

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	RS-1	RS-2	RS-3	RS-4	RS-L	RD-1	RM-7	RM-12	RM-20	RM-30	RM-45	MF-12	B-1	B-2	B-3	B-4	M-1	CR	I-1	I-2	OIP	M-2	TO	PR	CF	PU	T	BP	RPUD		PCD	PD-TO	LAC	PD-I	
TEMPORARY USES AND STRUCTURES																																			
Alcoholic beverage sales as an accessory use to a brewery, winery or distillery package sales as an accessory use to a bar or lounge																	A			A	A	A									A			155.4303.SS	
														S	S	S	A			A	A	A		A						A	A	A	A	155.4303.TT	
Farmer's market (as a temporary use)													T	T	T	T	T	T	T	T				T	T	T		T	T	T	T	T	T	155.4403.A	
Temporary portable storage unit	t	t	t	t	t	t						t											t	t	t	t	t	t	t	t	t	t	t	155.4403.C	
Temporary use of an accessory structure as a principal dwelling after a catastrophe	t	t	t	t	t	t	t	t	t	t	t	t	t	t	t									t						t	t	t	t	155.4403.D	
Interim commercial use													I	I	I	I	I	I													I	I	I	I	155.4403.E
Interim industrial use																				I	I	I											I	155.4403.F	

(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-37](#), passed 1-22-13; Am. Ord. [2013-73](#), passed 7-23-13; Am. Ord. [2014-16](#), passed 1-28-14; Am. Ord. [2015-11](#), passed 12-9-14; Am. Ord. [2016-46](#), passed 3-8-16; Am. Ord. [2016-47](#), passed 3-8-16; Am. Ord. [2016-48](#), passed 3-8-16; Am. Ord. [2016-49](#), passed 3-8-16; Am. Ord. [2017-28](#), passed 2-28-17)